



56 Victoria Street, Basford, Stoke-On-Trent, ST4 6EF

£750 PCM

- Ready To Let Now!
- New Floor Coverings
 - FF Bathroom
 - Off Road Parking
- Fresh Decoration
- Two Bedrooms
- Generous Sized Accommodation
- Convenient Location

Excellent location, off road parking, and refurbished!

This two bedroom property on Victoria Street, Basford is available to let right now. It has recently undergone full decoration and new floor coverings throughout. It offers generous accommodation for a terraced type house and a bathroom on the first floor! You'll find useful storage sheds to the rear of the property as well as a paved area suitable for parking one car.

The location is unrivalled, just walking distance from the University Hospital of the North Midlands and Newcastle Under Lyme town centre.

For more information on the application process, please visit our website. You can request an application form by e-mailing us with the names of everyone over the age of 18 who will be applying and their e-mail addresses.



GROUND FLOOR

SITTING ROOM

13'10 x 10'3 (4.22m x 3.12m)

UPVC double glazed front door. UPVC double glazed bay window. New fitted carpet. Radiator.

LIVING ROOM

11'3 x 9'11 (3.43m x 3.02m)

New fitted carpet. Radiator. UPVC double glazed window.

KITCHEN

11'7 x 6'5 (3.53m x 1.96m)

Range of new grey wall cupboards and base units with integrated electric oven and gas hob. Grey vinyl flooring. UPVC double glazed window. Radiator.

External rear door.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

11'1 x 10'3 (3.38m x 3.12m)

New fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

11'4 x 5'3 (3.45m x 1.60m)

New fitted carpet. Radiator. UPVC double glazed window. Useful storage cupboard.

BATHROOM

8'2 x 4'8 (2.49m x 1.42m)

White suite consisting of a bath with shower over, pedestal wash basin and wc. New vinyl flooring. Radiator. UPVC double glazed window.

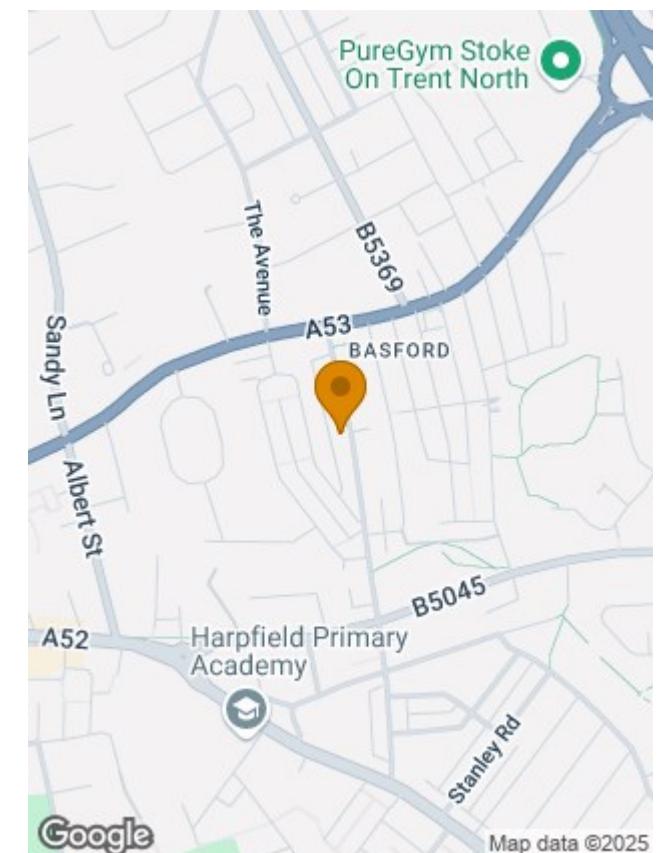
OUTSIDE

Enclosed rear yard with paved area suitable for parking one vehicle.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Map data ©2025

CONDITIONS OF LET

- * Smoking: No Smoking is permitted in the Property
- * Pets: If you have a pet or are considering having one during the course of the tenancy, it will be at the Landlord's discretion as to whether this will be accepted so you should advise us of this prior to application. Please note the Landlord may wish to ask for a higher rental amount than advertised if they accept a pet.
- * Financial: You will be required to have a gross (before deductions/outgoings) monthly income of at least 2.5 times the rent e.g. if the monthly rent is £500, then you will need to have a monthly income at least £1,500. You will also be required to pay the rental amount monthly and in advance. If you are unable to meet these financial requirements, then you should advise us prior to application as it will be at the Landlord's discretion as to whether you will be accepted. If you are in employment, you must have been employed in your current job for at least six months, if you are self-employed we will want to see 6 months of bank statements to show your income or if you are in receipt of benefits, we will need to see confirmation of the benefits received and the amounts being paid to you.

WHAT IT WILL COST

PRIOR TO MOVING IN:

- * One month's rent due on move in
- * Deposit - the deposit is the equivalent of 5 weeks rent and is due on move in
- * Holding Deposit - the holding deposit is the equivalent of one weeks' rent and is due at the point an application is accepted and a let agreed. The holding deposit will be deducted from the monies due on move in.

DURING A TENANCY:

- * Payment of £50 if you want to change the tenancy agreement
- * Payment of reasonable costs incurred for replacement keys/security device if lost by you during the tenancy
- * Payment of any unpaid rent or other reasonable costs associated with any early termination of your tenancy
- * Payment of all services i.e. gas, electricity, water, television licence, council tax, telephone, broadband and installation/subscription charges for cable/satellite to the provider of that service if permitted and applicable
- * Any other permitted payments not stated above which are entitled to be claimed under relevant legislation including contractual damages.

TENANT PROTECTION

Austerberry is a member of Propertymark's Client Money Protection (CMP) Scheme, which is a client money protection scheme, and also a member of the Property Redress Scheme, which is a redress scheme. You can find out more details on our website or by contacting us directly.

TO APPLY

For more information on the application process, please visit our website. You can request an application form by e-mailing lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses.

PLEASE NOTE

- * These lettings particulars have been prepared as a general guide and are not to be relied upon as part of the contract for let.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

MATERIAL INFORMATION

Rent - £750pcm

Deposit - £865

Holding Deposit - £173

Council Tax Band - A

Minimum Rental Term – 6 months

Austerberry
the best move you'll make